

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date:	June 12, 2014	Meeting No.: 186
Project:	Oliver Redevelopment – 1301-15 N Bond	Phase: Cont. Schematic

Location: Oliver Neighborhood – East Baltimore

PRESENTATION:

1. The team presenting to the panel was introduced – Martha Cross of TRF Development Partners, and architect Rich Villa from AMBIT Architecture. Ms. Cross and Mr. Villa re-introduced the project, sharing neighborhood photography of buildings in the immediate neighborhood, and several refinements in response to panel comments since the project was reviewed on April 24.
 - a. Ms. Cross reaffirmed that these units are for sale, not rental
 - b. Ms. Cross also clarified that the developer will provide plantings in the raised planters
2. Key modifications include:
 - a. Clarification of massing through material hierarchy
 - b. Addition of meaningful entry cover
 - c. Fenestration on all facades more clearly expressing internal use, providing increased variety, and clearly showing the two story space within the living rooms
 - d. Rear yard development with division between units strengthened, storage shed for trash cans and tools, and fencing
 - e. Adjusted width of living room, affecting interior depth and exterior space at the rear court between units

COMMENTS FROM THE PANEL:

1. The panel was very pleased by the willingness of the development team to respond to the comments, and noted the vast improvements, particularly with the fenestration and more clear use of materials.
2. The panel suggested:
 - a. Modifying or eliminating the decorative grill adjacent to the entrance, and adding a sidelight to and/or transom above the entry door to improve scale
 - b. Evaluate the windows at the 2nd floor; they seem too small, particularly in height, relative to other large scale moves on the façade
 - c. Reconsider window alignments of 1st and 2nd floor groupings at the large East Preston Street end unit
 - d. Canopy seems high to be effective
 - e. As the project develops, consider floor line expression
 - f. Consider relocating the storage shed from current position as bump on the back to a storage shed and trash enclosure terminating the divider fence at the alley

- g. The panel is concerned about the gates at the alley; it needs to be robust enough to stand the abuse
- h. Additional detail and division in the rear stucco needs to be clearly shown

PANEL ACTION:

The panel recommended approval of the Schematic Phase with comments. The panel requested the development team to consider the comments during final design.

Attending:

Martha Cross – TRF
Rich Villa – AMBIT Architecture

UDARP Panel Members- Ms. Diane Jones Allen, Messrs. Gary Bowden, Rich Burns and David Haresign*

Planning Department- Mr. Tom Stosur, Anthony Cataldo, Christina Gaymon, Tamara Woods, Wolde Ararsa